Havant BOROUGH COUNCIL

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To:
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Stratfield House
265 High Street
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For: Hargreaves Properties Ltd

The Town and Country Planning (Development Management Procedure) (England) Order 2010
Refusal of Planning Permission

Application Number: APP/11/00974
Site Address: ICTS Limited, Solent Road, Havant, PO9 1JH
Proposal: Outline application for demolition of existing industrial building with ancillary showroom, offices and yard, and construction of a non food retail store.

Further to your application received on 27 April 2011 which was valid from 05 July 2011 Havant Borough Council, as Local Planning Authority, **Refuses Planning Permission** for the above proposal.

The reasons for the Council's decision to refuse planning permission are:

1 The proposal would result in a loss of an existing employment site for which no evidence has been provided to show that the site is no longer suitable for employment purposes contrary to policies CS2 and DM3 of the Havant Borough Core Strategy 2011 which forms part of the Havant Borough Local Development Framework, policy RE6 of the South East Plan and Planning Policy Statement 4.

2 The site lies outside of the defined town centre of Havant and no evidence has been submitted to indicate that there are no sequentially preferable sites available. The proposal could therefore detract from the vitality and vibrancy of the existing Town Centre contrary to policy CS4 of the Havant Borough Core Strategy 2011 which forms part of the Havant Borough Local Development Framework, policy TC2 of the South East Plan and Planning Policy Statement 4.

3 The design and siting of the proposed retail unit, with car parking adjacent to Solent Road, no provision for landscaping and no mitigating features to lift the appearance of the building, would result in a poor standard of design detrimental to the character and appearance of the area. The application is therefore, contrary to policy CS16 of the Havant Borough Core Strategy 2011 which forms part of the Havant Borough Local Development Framework, policies SP3 and BE1 of the South East Plan and Planning Policy Statement 1.

4 The siting of the servicing area for the proposed retail unit immediately adjacent to the rear of the residential properties in Brockhampton Lane would, by reason of increased noise and nuisance, be detrimental to the enjoyment of the adjacent properties. The application is therefore contrary to policy CS16 of the Havant Borough Core Strategy 2011 which forms part of the Havant Borough Local Development Framework, and Planning Policy Statement 1.

5 The proposal makes inadequate provision for servicing within the site, to the detriment of users of the adjacent highway contrary to policy CS20 of the Havant Borough Core Strategy 2011 which forms part of the Havant Borough Local Development Framework, and Planning Policy Guidance Note 13.

6 The proposal, without completion of the appropriate binding arrangements to secure a contribution towards the Hampshire County Council Transport Policy, is contrary to the Council's Policy on contributions towards transport infrastructure which, in accordance with Planning Policy Guidance 13, seeks to ensure that the provision is made from new development towards improvements to the transport infrastructure. It is therefore contrary to policies CS21 and DM12 of the Havant Borough Core Strategy 2011 which forms part of the Havant Borough Local Development Framework and Planning Policy Guidance 13.

In coming to its decision the Council considered plans and other documents submitted with your application and the saved policies of the Havant Borough Core Strategy 2011, forming part of the Havant Borough Local Development Framework.

Other Important Information:

(1) This notice only relates to the decision of Havant Borough Council as Local Planning Authority under the Town and Country Planning Acts. It does not relate to any other application that may be required under the Building Regulations or under any other Act, Regulation, Byelaw or Order where the Council's approval may be needed. For further guidance as to the need for consent under the Building Regulations please phone 023 9244 6573.

(2) Your attention is drawn to the attached information regarding firstly your right to appeal to the Planning Inspectorate, if you are aggrieved by the Council's decision, and secondly the rights of an owner to, in certain circumstances serve a purchase notice on the Council. See www.planningportal.gov.uk/pcs.

C. D Murray

Mr Chris Murray
Service Manager (Planning Development)

06 December 2011